

19VARIANCE1056

Sycamore Avenue Variance



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

Zach Schwager, Planner I

July 22, 2019

Request

- **Variance:** from Land Development Code section 5.4.1.D.2 to allow a private yard area to be less than the required 30% of the area of a lot.

Location	Requirement	Request	Variance
Private Yard Area	3,385 sq. ft.	2,575 sq. ft.	810 sq. ft.

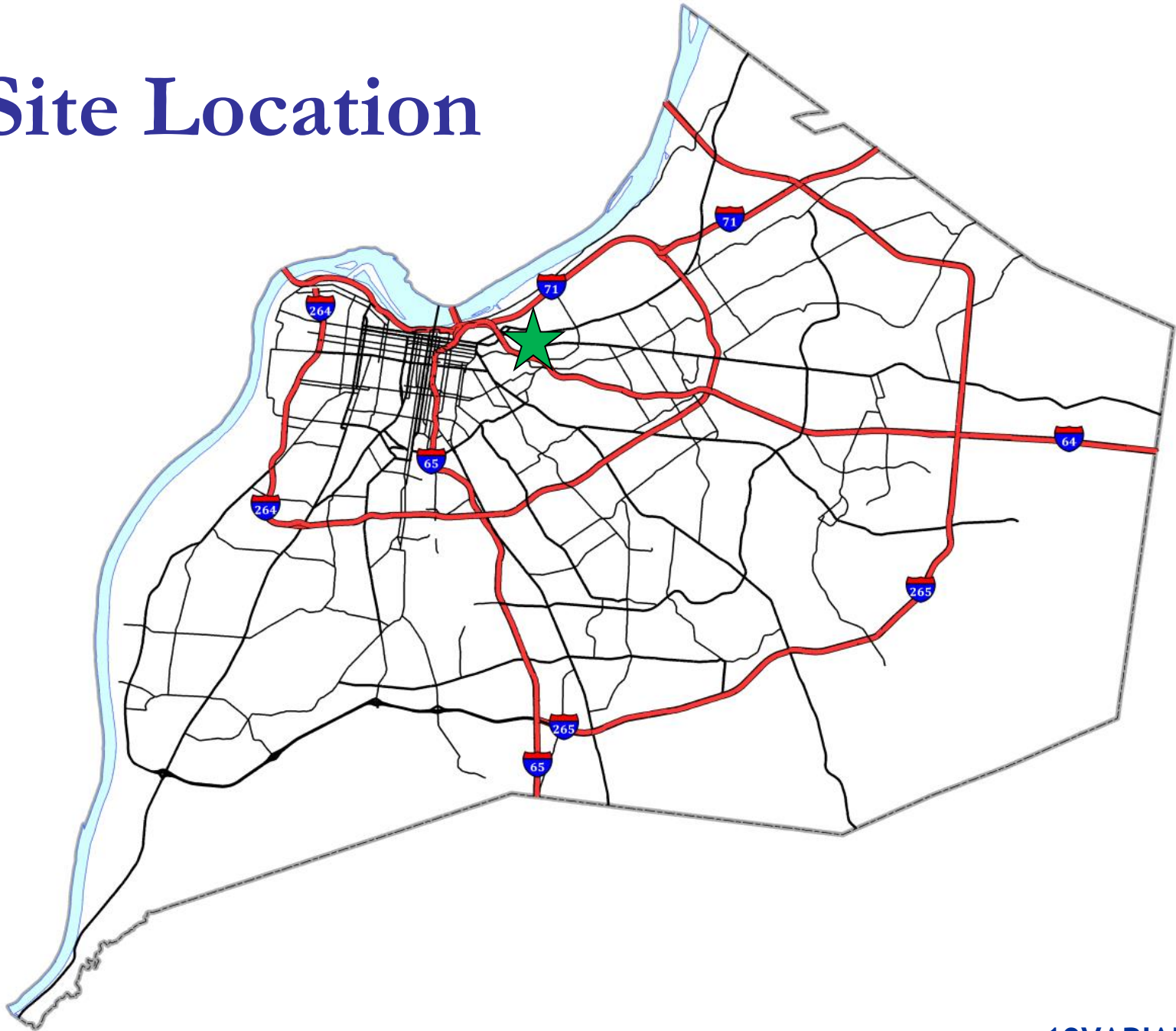
Case Summary / Background

- The subject property is located in the Clifton neighborhood and preservation district and contains a one-story single-family residence.
- The applicant is proposing a one-story addition on the rear of the house. This addition will reduce the private yard area to be less than the required 30% of the area of the lot.

Case Summary / Background

- The Clifton Architectural Review Committee approved the addition on condition under case number 19COA1165 on July 10, 2019.

Site Location



Zoning/Form Districts

Subject Property:

- Existing: R-5B/Traditional Neighborhood

Adjacent Properties:

- North: R-6/Traditional Neighborhood
- South: R-5B/Traditional Neighborhood
- East: R-5B/Traditional Neighborhood
- West: R-5B/Traditional Neighborhood



2120 Sycamore Avenue
feet



Map Created: 7/15/2019



Copyright © 2019, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

Aerial Photo/Land Use

Subject Property:

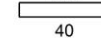
- Existing: Single-Family Residential
- Proposed: Single-Family Residential

Adjacent Properties:

- North: Single/Multi-Family Residential
- South: Single-Family Residential
- East: Single-Family Residential
- West: Single-Family Residential



2120 Sycamore Avenue
feet



40
Map Created: 7/15/2019

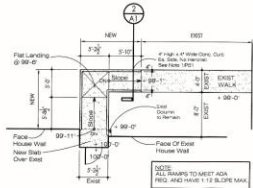


Copyright © 2019, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

Site Plan

DRAWING INDEX

- A1 - Site Plan & Notes & Index
- A2 - Main Level Floor Plan
- A3 - Foundation Plan & Framin Plan
- A4 - Roof Plan & Isometric Drawing
- A5 - Building Sections
- A6 - Elevations
- A7 - Wall Sections



NOTE:
AS PER SECTION 4.8.3, SLOPED HANDICAPPED RAMP ARE NOT REQUIRED TO BE LESS THAN 8' PER RAMP AND RAMP LENGTH IS LESS THAN 12' (8'-0")

- SITE WORK NOTES**
1. ELEVATION 5'11" ON SITE PLAN EQUALS 100'-0" ON HOUSE PLANS
 2. SOIL STRIPPING
STRIP TOPSOIL AND STOCKPILE AT NORTH PART OF SITE. STOCKPILE SUBSOIL AT NEW PARKING AREA
 3. SOIL COMPACTION
PROVIDE COMPACTED SUBSOIL FILL AS NECESSARY AND AS OVERSEEN BY ARCHITECT'S SOILS ENGINEER. COMPACT SUITABLE SUBSOIL IN ALL SPOTS TO DENSITY OF UNCOMPACTED SOILS, WITH SHEEP-FOOT ROLLER AND/OR GASOLINE COMPACTOR, PURCHASE NEW FILL, AS NECESSARY.
 4. SOIL COVER
AT EXPOSED SOIL, PROVIDE NEW SOIL COVER 2" MINIMUM TOPSOIL TO FINISH CONTIGUOUS SURFACE. PURCHASE NEW TOPSOIL, AS NECESSARY
 5. TREES, BUSHES & PLANTS: BY OWNER
 6. DRIVEWAY AND PARKING AREA
PROVIDE 3" DEEP CONCRETE WITH FINES OVER COMPACTED SUBSOIL, PER NOTE #3 ABOVE.
 7. AFTER FOUNDATION, IN EXISTING HOUSE, FILL AS NECESSARY WITH CRUSH STONE TO SUPPORT SLAB AND EXISTING FOOTINGS AS NECESSARY TO BEAR ON UNDERSTANDING SOIL.
 8. PROVIDE 12" DIA. CORR. METAL CULVERT FROM PROPERTY LINE TO PROPERTY LINE. COVER MIN 4" WITH SOIL OR CRUSH STONE. COMPLY WITH ALL REQUIREMENTS.

- GENERAL NOTES:**
1. CONTRACTOR TO VERIFY ALL DIMENSIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK.
 2. ALL PLAN DIMENSIONS TO OUTSIDE FACE OF STUD OR OUTSIDE FACE OF CONCRETE UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS.
 3. ALL CABINETS & COUNTERTOPS TO BE INCLUDED IN CABINET ALLOWANCE.
 4. ALL ROOM OPENING DIMENSIONS SHOWN ON PLAN ARE ROOM OPENING SIZE. CONTRACTORS TO VERIFY.
 5. STUDS TO BE SPACED PER IRC UNLESS NOTED OTHERWISE.
 7. ALL FOUNDATION WALLS ARE INSULATED.
 8. REQUIRED SPECIALLY MATERIALS FOR THIS JOB:
- STEEL VAPOR BARRIER: WWW.STEELINDUSTRIES.COM
- SCHEDULE 40 PIPE (SLOTTED): WWW.BUILDINGSYSTEMSUSA.COM
- RADIANT HEAT: WWW.HUMPHREYS.COM
- DAMPSTOP STRONG: WWW.STRONGTIE.COM
- NOISE BARRIER: WWW.ADMANTOY.COM
- SLAB TO BE EXTERIOR GRADE: TUFF AS NAILS OR EQUAL
- LIFE: PERMS TO BE EXTERIOR SYSTEM TO 100'S BY BAKER'S
- WWW.STEELINDUSTRIES.COM
- MARKET WALL COATING: PREPARE HIGHKEM PERMANENT RES ALUM, KYNAR FRESH - WWW.WHPC.COM

LEGEND

- NEW ADDITION AREA 'B' (SEE PGS.)
- EXIST HOUSE AREA 'A'

PROPOSED SITE PLAN DIAGRAM
SCALE: 1" = 10'-0"

FLOOR AREAS:	
A. EXISTING HOUSE	= 1269 s.f.
B. NEW ADDITION	= 665 s.f.



- NOTES TO CONTRACTOR:**
1. This job will be "Close As a Fit" Percentage Per lot. (See last term provided by Architect).
 2. **Contractor**: Provide for following schedule items (see material only, not installed price):
 a. Windows (PVC) = \$ 100,000
 b. Dry Ceiling (Dry) = \$ 3,000
 c. Garage Doors & Openers (PVC) = \$ 3,000
 d. HVAC & Trunk Air System (PVC) = \$ 100,000
 e. Light Fixtures (PVC) = \$ 3,000
 f. Floor Finishing (PVC) = \$ 3,000
 g. Dry Ceiling (PVC) = \$ 3,000
 h. EPS Insulation (PVC) = \$ 100,000
 i. Dry Wall (PVC) = \$ 50,000
 j. Insulation (PVC) = \$ 3,000
 k. Metal Framing (PVC) = \$ 3,000 (per estimate by request)
 l. Core Cut, (See Note #3)
 m. Segmented Metering (PVC) = \$ 30,000
 3. **Site of Work**: Provide a complete site plan for operational items. (Remove materials not included in Contract P.C.)
 4. **Code**: All work must comply with all applicable provisions and requirements of all buildings and zoning codes for this jurisdiction.
 5. **Permits**: Each Contractor to subcontractor shall meet requirements and requirements of all buildings and zoning permits, code all fees (including late fees) and obtain all necessary permits and approvals for this work.
 6. **Change Orders**: Each Contractor is responsible for checking all conditions and conditions before proceeding with any portion of the work. Any conditions will be discussed in the presence prior to proceeding. Failure to do so shall make the Contractor subject to a contract modification. (Change Order) and the Architect. Each Contractor shall coordinate this work with the work of all other Contractors. Contractor to verify all openings and changes for stairs, fire and ductwork, etc. in relation to framing, electrical and plumbing work. All changes of these items prior to opening framing work.
 7. **Responsibilities**: All items to be performed in the subcontracting manner by other trades are hereby CONTRACTOR to provide a complete and accurate quantity and material schedule. (See Item 2) CONTRACTOR to provide a complete and accurate quantity and material schedule for all items to be provided by the Contractor. CONTRACTOR to provide a complete and accurate quantity and material schedule for all items to be provided by the Contractor. CONTRACTOR to provide a complete and accurate quantity and material schedule for all items to be provided by the Contractor. CONTRACTOR to provide a complete and accurate quantity and material schedule for all items to be provided by the Contractor.
 8. **Site Use**: Each Contractor shall be responsible to clear the work area daily and remove dirt, obstructions, and debris. (See Note #3) CONTRACTOR to provide a complete and accurate quantity and material schedule for all items to be provided by the Contractor.
 9. **Insurance**: The Contractor shall maintain such insurance as will protect them from claims under contract or subcontract and liability for damages to persons, property, including death and property damage, which may arise from accidents, injuries, or damages caused by the Contractor. Contractor shall provide proof of such insurance to the Architect and subcontractors. (See Item 2) CONTRACTOR to provide a complete and accurate quantity and material schedule for all items to be provided by the Contractor.
 10. **Permits**: Contractor shall have the Architect and Owner; their associates and agents, furnished with any and all information required as a result of changes made without written permission from the Architect, upon request from the Architect or Owner.
 11. **Hours to Be Worked**: (See Note #3) CONTRACTOR to provide a complete and accurate quantity and material schedule for all items to be provided by the Contractor.
 12. **Hours to Be Worked**: (See Note #3) CONTRACTOR to provide a complete and accurate quantity and material schedule for all items to be provided by the Contractor.
 13. **Hours to Be Worked**: (See Note #3) CONTRACTOR to provide a complete and accurate quantity and material schedule for all items to be provided by the Contractor.
 14. **Hours to Be Worked**: (See Note #3) CONTRACTOR to provide a complete and accurate quantity and material schedule for all items to be provided by the Contractor.

SYCAMORE ADDITION
2120 SYCAMORE AVE.
LOUISVILLE, KY. 40206

Natrows
ASSOCIATES ARCHITECTS
2711 W. MARKET ST.
LOUISVILLE, KY. 40202
(502) 772-2800
WWW.NATROWS.COM

DATE: 5-14-19
REVISIONS:
PROJECT PRINTS NOT FOR CONSTRUCTION
SITE PLAN

RECEIVED
MAY 28 2019
DESIGN SERVICES

A1



Elevations

NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"

NORTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"

EAST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

SYCAMORE ADDITION
2120 SYCAMORE AVE.
LOUISVILLE, KY. 40206

Watrous
ASSOCIATES ARCHITECTS
2111 W. MAIN ST.
LOUISVILLE, KY. 40212
(502) 776-7007 WWW.WATROUSARCHITECT.COM

DATE: 5-14-19
REVISIONS:
PROGRESS PRINTS
NOT FOR
CONSTRUCTION
SOUTH & WEST
ELEVATIONS

RECEIVED
MAY 25 2019
DESIGN SERVICES

A6

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Conclusion

- The variance request appears to be adequately justified and meets the standard of review.

Required Action

- **Variance:** from Land Development Code section 5.4.1.D.2 to allow a private yard area to be less than the required 30% of the area of a lot. Approve/Deny

Location	Requirement	Request	Variance
Private Yard Area	3,385 sq. ft.	2,575 sq. ft.	810 sq. ft.